

INVESTMENT OFFERING

Hwy 55

HWY 55 DRIVE-THRU
708 W Oglethorpe Hwy
Hinesville (Savannah), GA 31313



REPRESENTATIVE PHOTO

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,956,160
DOWN PAYMENT	100% / \$2,956,160
RENTABLE SQUARE FEET	2,400 SF
CAP RATE	6.25%
YEAR BUILT	2023
LOT SIZE	0.98 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Hwy 55 Burgers, Shakes & Fries
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	12/01/2023
LEASE EXPIRATION DATE	11/30/2043
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$184,760.00	\$15,396.67
Years 6-10	\$203,236.00	\$16,936.33
Years 11-15	\$223,559.60	\$18,629.97
Years 16-20	\$245,915.56	\$20,492.96
Years 21-25 (Option 1)	\$270,507.12	\$22,542.26
Years 26-30 (Option 2)	\$297,557.83	\$24,796.49
Years 31-35 (Option 3)	\$327,313.61	\$27,276.13
BASE RENT		\$184,760.00
NET OPERATING INCOME		\$184,760.00
TOTAL RETURN YR-1	6.25%	\$184,760.00

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TENANT OVERVIEW



HWY 55 BURGERS, SHAKES & FRIES

Founded in North Carolina in 1991, Hwy 55 has grown from a local American diner serving Burgers, Cheesesteaks and in-house made Frozen Custard, to a community staple in 13 States. With over 140 locations and more on the way, Hwy 55 has transformed from a humble, single location, to one of the largest restaurant chains in the United States. Not forgetting its formidable days, Hwy 55 has maintained its homely, humble feeling by delivering authentic hospitality while providing guests with visibility into the kitchen to see their orders being made.

Like many successful restaurant chains, Hwy 55 has always adapted and catered to its customers while staying true to its mission. With the addition of a drive-thru lane, Hwy 55 is once again raising the bar to best serve their customers. It is actions such as this that has helped Hwy 55 and its founder, Kenney Moore, receive accolades like the Best Burger in 2012 nationwide via BurgerBusiness.com, named a top 500 franchise in the United States by Entrepreneur magazine, and a Next 20 restaurant brand by Nation's Restaurant News.



PROPERTY NAME	Hwy 55 Burgers, Shakes & Fries
PROPERTY ADDRESS	708 W Oglethorpe Hwy Hinesville (Savannah), GA 31313
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
TERM REMAINING ON LEASE	Twenty (20) Years
OPTIONS TO RENEW	(3) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$184,760
NO. OF LOCATIONS	140+
HEADQUARTERED	Mount Olive, NC
WEBSITE	www.hwy55.com
YEARS IN THE BUSINESS	Since 1991

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Hwy 55 Burgers, Shakes & Fries drive-thru located in Hinesville (Savannah), GA. The brand new 20-year absolute NNN lease is corporately guaranteed by Hwy 55 and includes 10% rental increases every 5-years in the primary term and in the (3) five-year option periods.

This brand-new Hwy 55 is strategically located in a dense retail trade area directly across from a Wal-Mart Supercenter and a Lowe's Home Improvement Center. The property sits at the entrance to a large residential community (Courtland & Wexford Estates) and benefits from its excellent visibility and access along W Oglethorpe Hwy, which boasts over 39,000 vehicles per day. National retailers in the immediate vicinity include Longhorn Steakhouse, IHOP, Five Guys, Panda Express, Tractor Supply Company, Jersey Mikes, Discount Tire, AT&T, McDonald's, Bojangles, Circle K, Advance Auto Parts, AutoZone, Goodwill, Planet Fitness, Dollar General, T-Mobile, Dollar Tree, Arby's, Dunkin' Donuts, Kroger, Big Lots, Chili's, jiffy lube, Sonic, Lowe's, Walmart, Wendy's, GameStop, Chick-Fil-A, PetSmart, Dick's, Hobby Lobby, Five Below, ULTA, TJ Maxx, Starbucks, and many more. This is an excellent opportunity for an investor to purchase a stable, long-term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Brand New 2023 High-Quality Construction (New Prototype)
- 20-Year Absolute NNN Lease (Zero Landlord Responsibilities)
- 10% Rent Increases Every 5-Years in Primary Term & Options
- Located in Dense Retail Trade Area Directly Across from Wal-Mart Supercenter & Lowe's Home Improvement Center
- Traffic Counts Exceed 39,000 Vehicles Per Day
- Corporate Guarantee from Hwy 55 --- Hwy 55 Has Evolved into an Iconic Brand in the Southeast Now with Over 140 Locations



REPRESENTATIVE PHOTO

AERIAL PHOTO



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SUBJECT PROPERTY



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SITE PLAN

39,000 VPD

W Oglethorpe Hwy

Magnolia Lane

Hwy 55

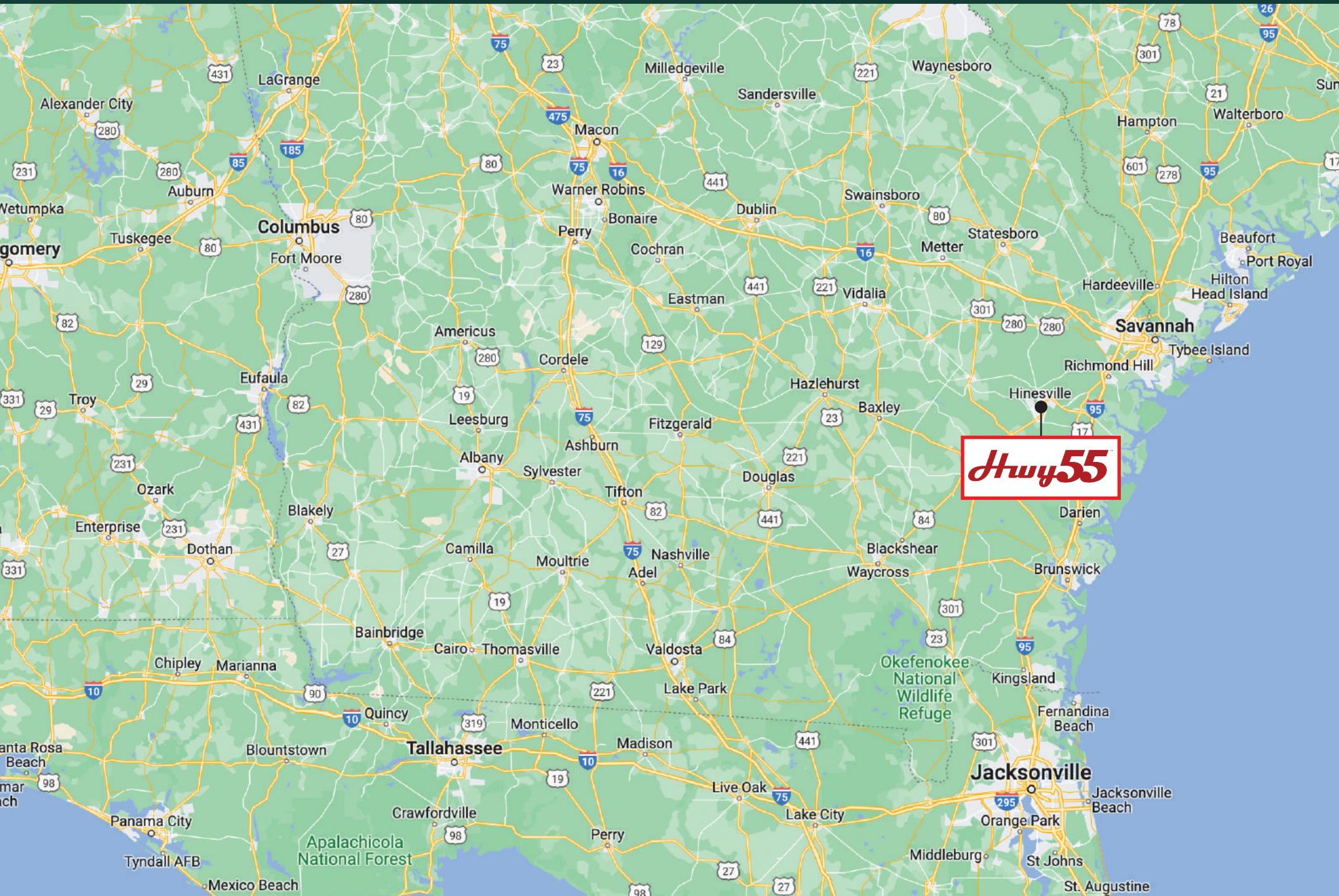
Courtland Dr

LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

SAVANNAH, GEORGIA

Savannah is the oldest city in the U.S. state of Georgia and is the county seat of Chatham County. Savannah is today an industrial center and an important Atlantic seaport. It is Georgia's fifth-largest city, with a 2020 U.S. Census population of 147,780. The Savannah metropolitan area, Georgia's third-largest, had a 2020 population of 404,798.

Each year, Savannah attracts millions of visitors to its cobblestone streets, parks, and notable historic buildings. These buildings include the birthplace of Juliette Gordon Low (founder of the Girl Scouts of the USA), the Georgia Historical Society (the oldest continually operating historical society in the South), the First African Baptist Church (one of the oldest African-American Baptist congregations in the United States), Temple Mickve Israel (the third-oldest synagogue in the U.S.), and the Central of Georgia Railway roundhouse complex (the oldest standing antebellum rail facility in the U.S. and now a museum and visitor center)

Savannah hosts four colleges and universities offering bachelor's, master's, and professional or doctoral degree programs: Georgia Southern University-Armstrong Campus, Savannah College of Art and Design (SCAD), Savannah State University, and South University. The Port of Savannah, manufacturing, the military, and tourism have become Savannah's four major economic drivers in the twenty-first century. Lodging, dining, entertainment, and tourist-related transportation account for over \$2 billion in tourist spending per year and employ over 17,000.

Savannah's architecture, history, and reputation for Southern charm and hospitality are internationally known. Savannah has consistently been named one of "America's Favorite Cities" by Travel + Leisure.



3rd Largest MSA

in the U.S. State of Georgia with
Over 400,000 Residents



Lodging, Dining, Entertainment

& Tourist-Related Transportation Account for
Over \$2 Billion in Tourist Spending per Year



Home to Four Colleges and Universities

Georgia Southern University-Armstrong Campus,
Savannah College of Art and Design (SCAD),
Savannah State University, and South University



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DEMOGRAPHIC REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
2028 Projection	4,150	53,943	68,970
2023 Estimate	4,109	52,892	67,207
2020 Census	4,084	52,327	66,004
Percent Change 2020-2023	0.61%	1.08%	1.82%
Percent Change 2023-2028	1.00%	1.99%	2.62%
Median Age	31.58	28.25	29.17

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Est. Avg. HH Income	\$72,902	\$72,074	\$72,358
2028 Projection	1,670	19,363	24,426
2023 Est. Households	1,630	18,872	23,700
2020 Census	1,599	18,562	23,176
Percent Change 2020-2023	1.94%	1.67%	2.26%
Percent Change 2023-2028	2.45%	2.60%	3.06%

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Listed with Georgia broker
DZ Net Lease Realty, LLC license h-63528

Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

(Please put an X below in front of what is applicable)

_____ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

_____ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

Acknowledged and Accepted:

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date